



47/9 MILAN STREET ELLEN GROVE QLD 4078

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Your Property


47/9 MILAN STREET ELLEN GROVE QLD 4078

3 

2 

2 

142m² 

110m² 

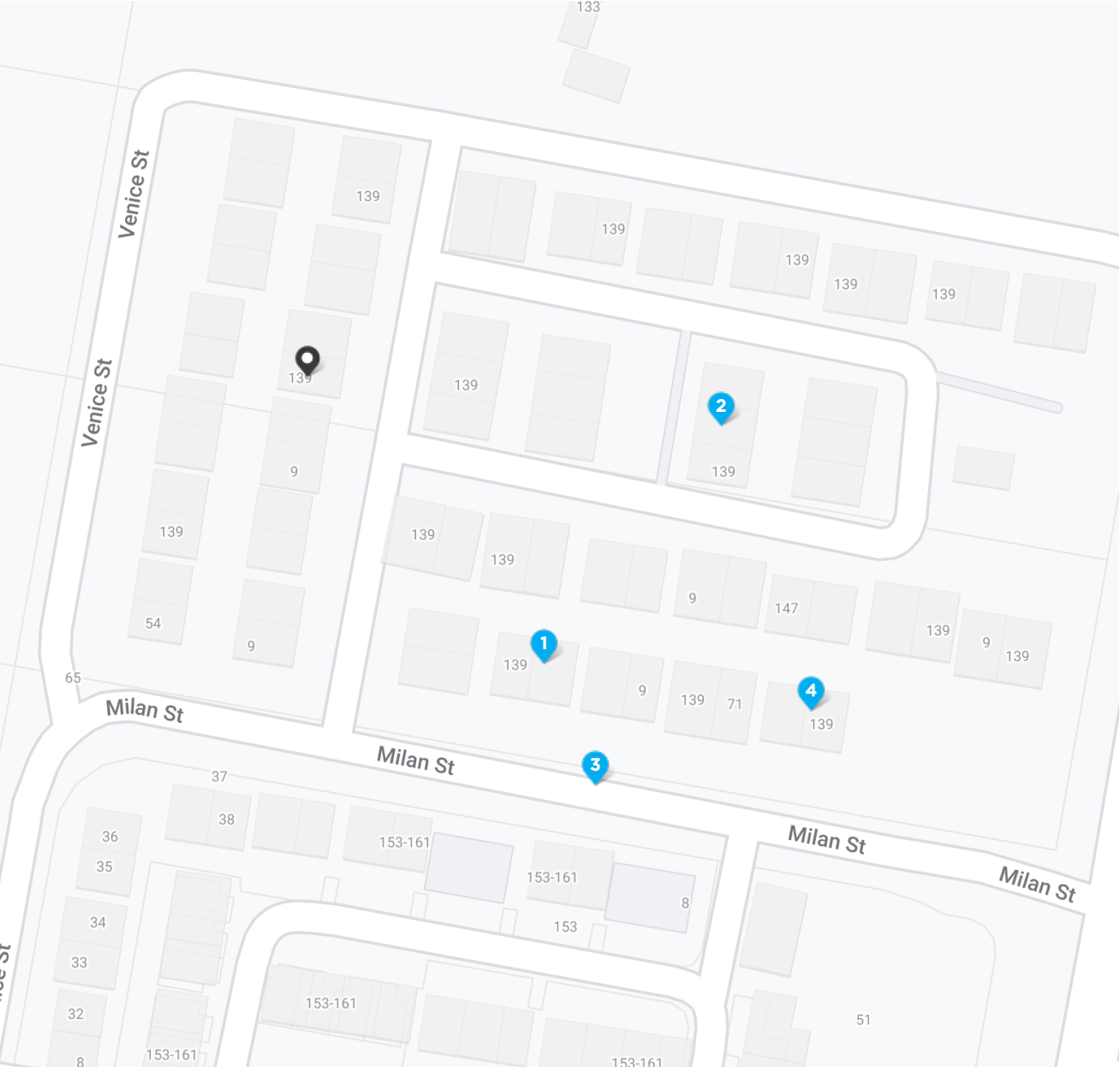





Your Property History

21 Dec, 2015 - Listed for rent as Not Disclosed

5 Jun, 2015 - Sold for \$353,000

Comparables Map: Sales




				
1 67/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$420,000
2 23/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$450,000
3 72/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$460,000
4 73/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$420,000

Comparable Sales

1

67/9 MILAN STREET ELLEN GROVE QLD 4078



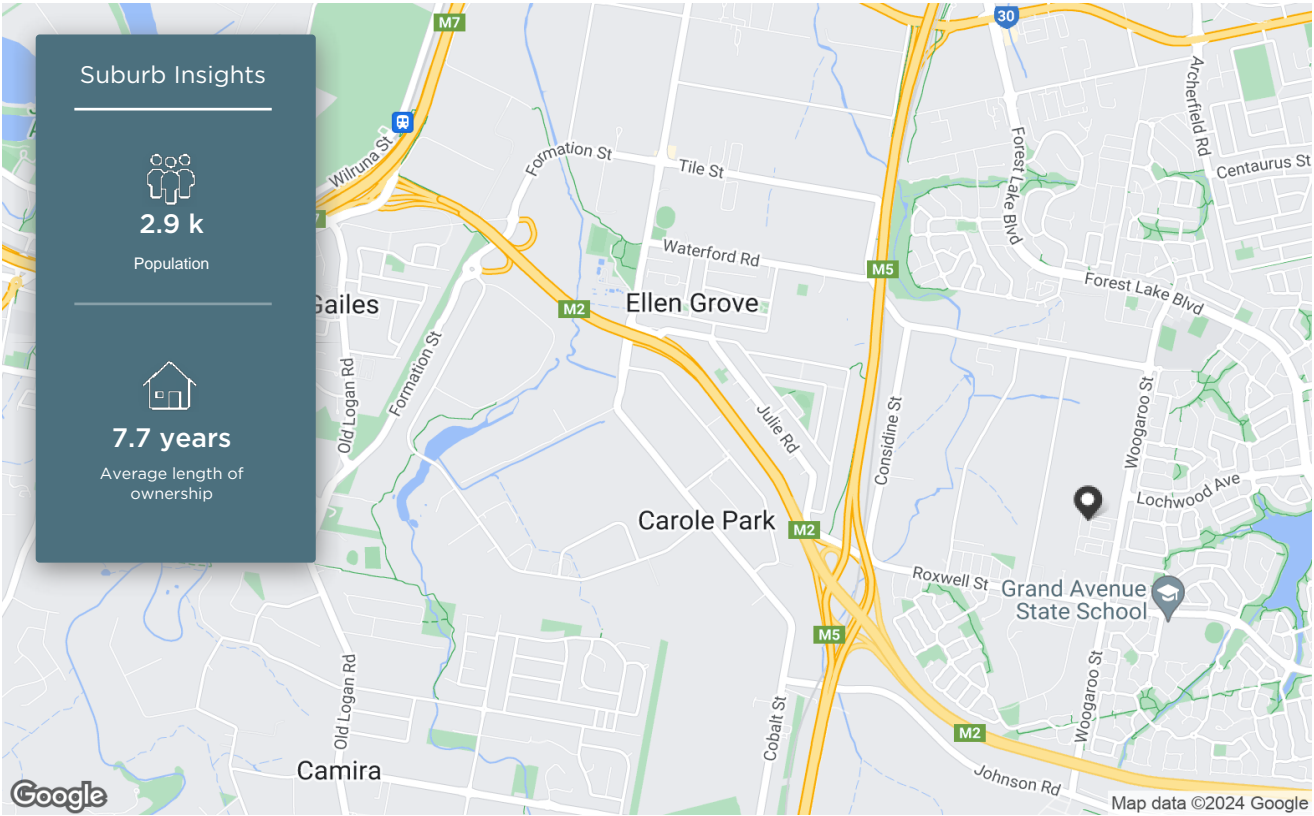
DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Ellen Grove

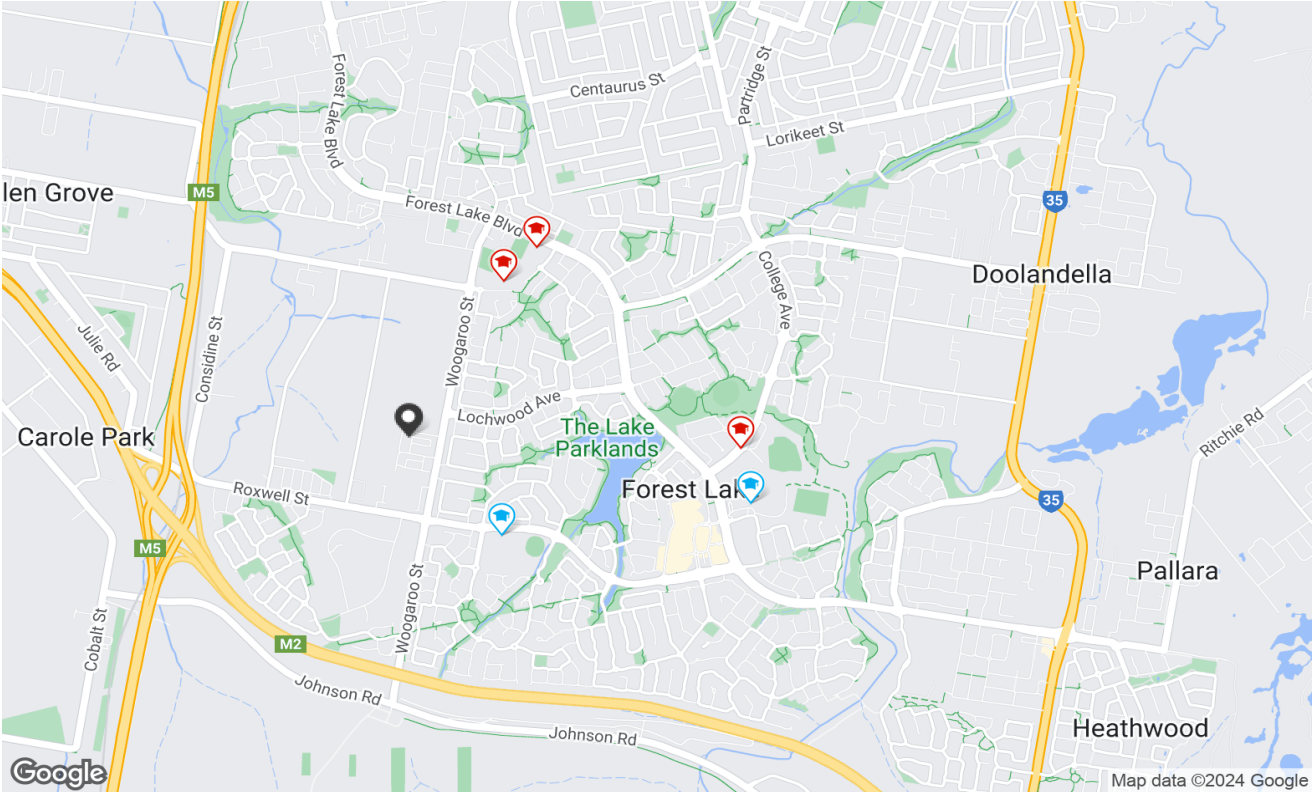
Demographic



The size of Ellen Grove is approximately 3.4 square kilometres. It has 8 parks covering nearly 2.6% of total area. The population of Ellen Grove in 2011 was 2,527 people. By 2016 the population was 2,908 showing a population growth of 15.1% in the area during that time. The predominant age group in Ellen Grove is 0-9 years. Households in Ellen Grove are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Ellen Grove work in a machinery operators and drivers occupation. In 2011, 37.6% of the homes in Ellen Grove were owner-occupied compared with 31.5% in 2016. Currently the median sales price of houses in the area is \$545,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	21.7	Owns Outright	14.1	0-15.6K	6.0	0-9	17.7
Couples with Children	40.8	Purchaser	17.4	15.6-33.8K	14.8	10-19	16.5
Single Parents	34.3	Renting	64.9	33.8-52K	19.9	20-29	14.8
Other	1.7	Not Stated	3.4	52-78K	19.4	30-39	15.7
				78-130K	19.8	40-49	12.6
				130-182K	5.5	50-59	10.4
				182K+	2.8	60-69	7.4
						70-79	3.9
						80-89	1.0

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Grand Avenue State School 105 Grand Avenue Forest Lake QLD 4078	0.72km	Primary	Mixed	Government	0-6
	Forest Lake State School 8 Kauri Place Forest Lake QLD 4078	0.96km	Primary	Mixed	Government	0-6
	St John's Anglican College - Alpine Place Campus 25 Alpine Place Forest Lake QLD 4078	1.2km	Primary	Mixed	Non-Government	0-0
	St John's Anglican College 55 College Avenue Forest Lake QLD 4078	1.69km	Secondary	Mixed	Non-Government	0-12
	Forest Lake State High School 350 Forest Lake Boulevard Forest Lake QLD 4078	1.78km	Secondary	Mixed	Government	7-12



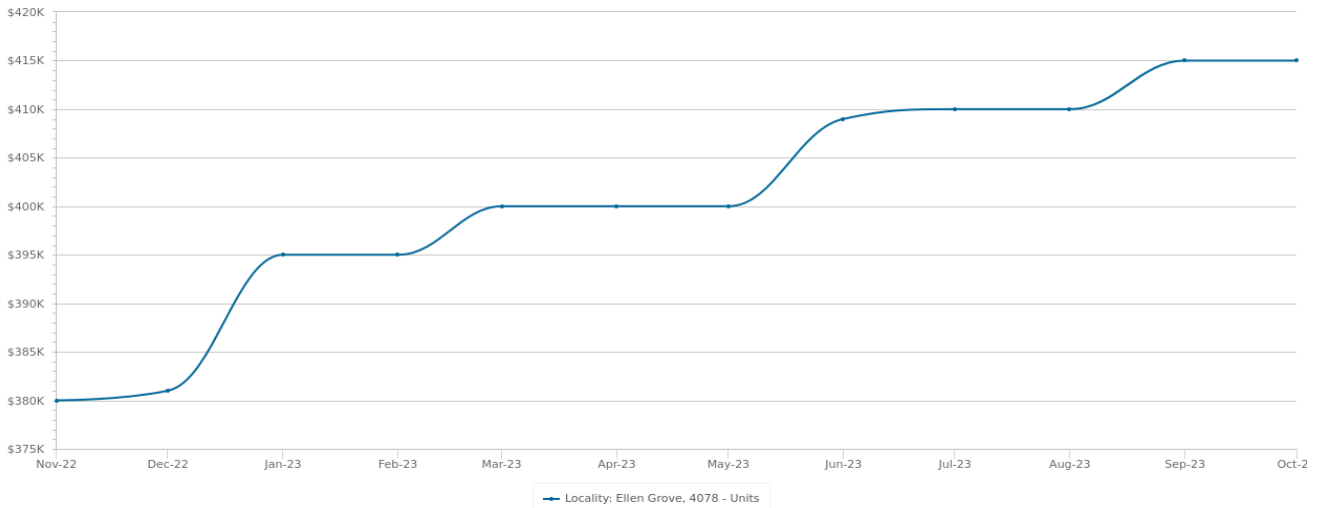
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

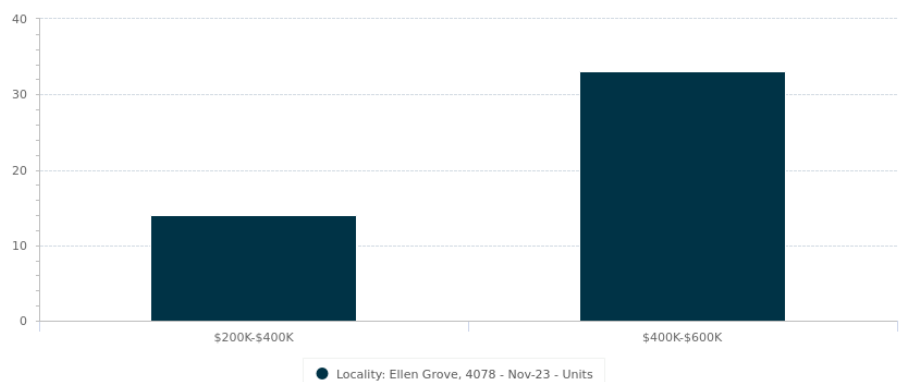
Median Sale Price - 12 months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2023	-	-	-	-	-	-
Oct 2023	3	\$415,000	0.0%	29	6	\$465
Sep 2023	8	\$415,000	1.2% ▲	26	10	\$460
Aug 2023	4	\$410,000	0.0%	29	11	-
Jul 2023	4	\$410,000	0.2% ▲	39	11	-
Jun 2023	2	\$409,000	2.2% ▲	40	9	-
May 2023	4	\$400,000	0.0%	40	10	-
Apr 2023	4	\$400,000	0.0%	48	10	-
Mar 2023	5	\$400,000	1.3% ▲	43	10	-
Feb 2023	6	\$395,000	0.0%	43	10	-
Jan 2023	4	\$395,000	3.7% ▲	46	7	-
Dec 2022	2	\$381,000	0.3% ▲	45	7	-

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	14
\$400K-\$600K	33
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Summary

47/9 MILAN STREET ELLEN GROVE QLD 4078



Appraisal price range
\$404,000 - \$436,000

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